



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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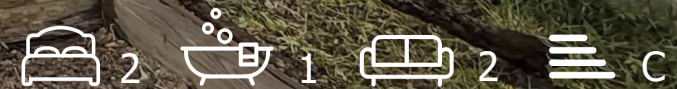


347 Tarring Road

Worthing, BN11 5JJ

Guide price £375,000

Freehold Council Tax Band B



An ultra modern and beautifully furnished CHAIN FREE, two bedroom, family home situated conveniently close to West Worthing mainline railway station and the shops of West Worthing.

In brief the accommodation comprises entrance hall into double aspect, bay fronted lounge/diner with step down into a beautifully finished modern kitchen/breakfast room being double aspect with French doors opening onto the South facing rear garden.

To the first floor are two double bedrooms, a feature family bathroom, and a utility cupboard housing both a washing machine and boiler. Externally the South facing rear garden is a particular feature of the property benefiting from artificial lawn and a gate giving rear and side access whilst the front garden is arranged as planters with areas of shingle and a footpath.



### Entrance hall

Double aspect bay fronted lounge/diner  
25'7 x 9'11 opening to 10'7 (7.80m x 3.02m opening to 3.23m)

Modern fitted contemporary double aspect kitchen  
13'5 x 7'10 (4.09m x 2.39m)

### Stairs to first floor

Utility cupboard housing boiler & space for wash

Bedroom one  
13'3 x 11'3 (4.04m x 3.43m)

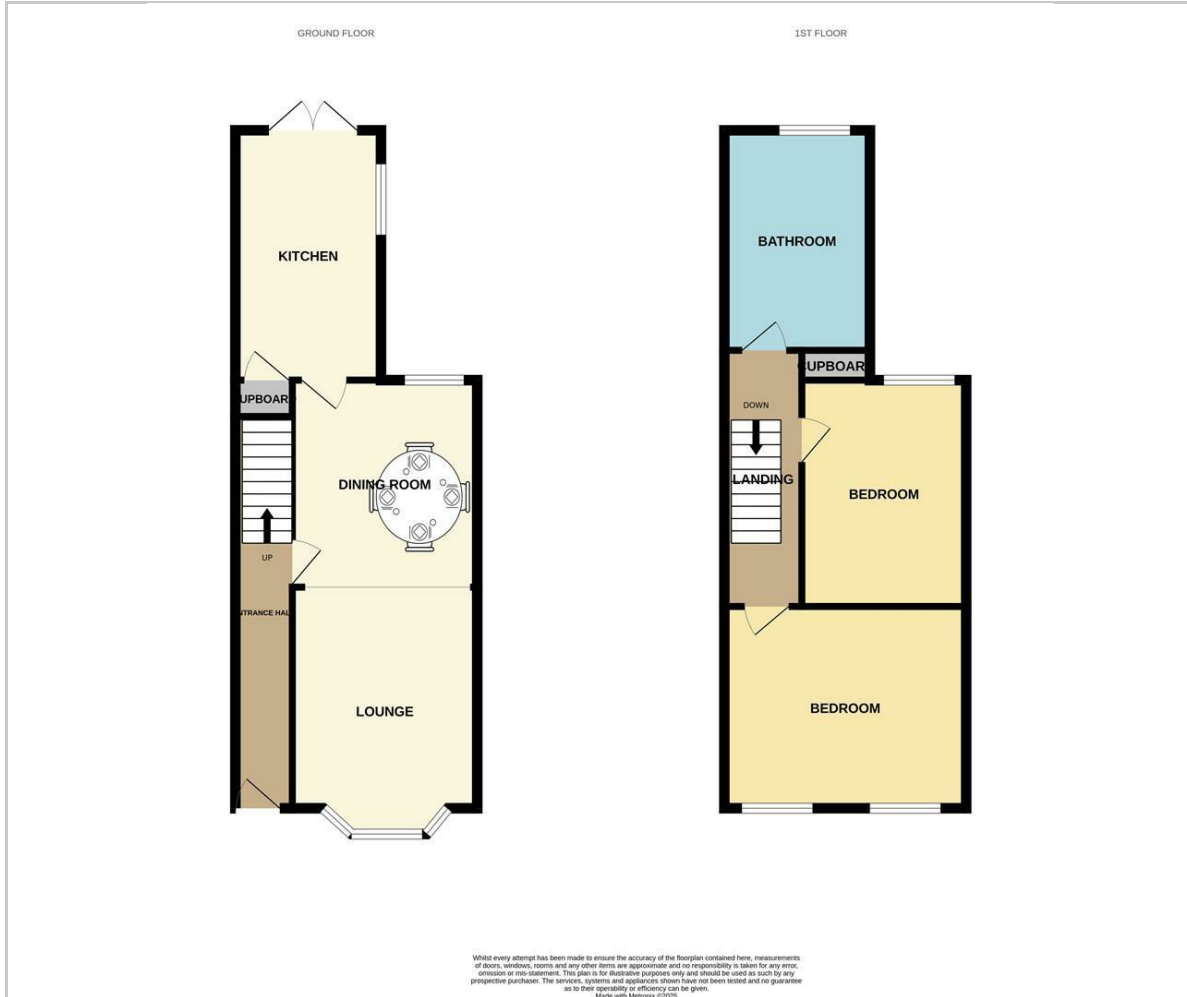




Bedroom two  
7'9 x 11'8 (2.36m x 3.56m)  
Modern fitted family bathroom  
9'8 x 7'5 (2.95m x 2.26m)  
Front garden  
South facing rear garden



## Floor Plan



## Viewing

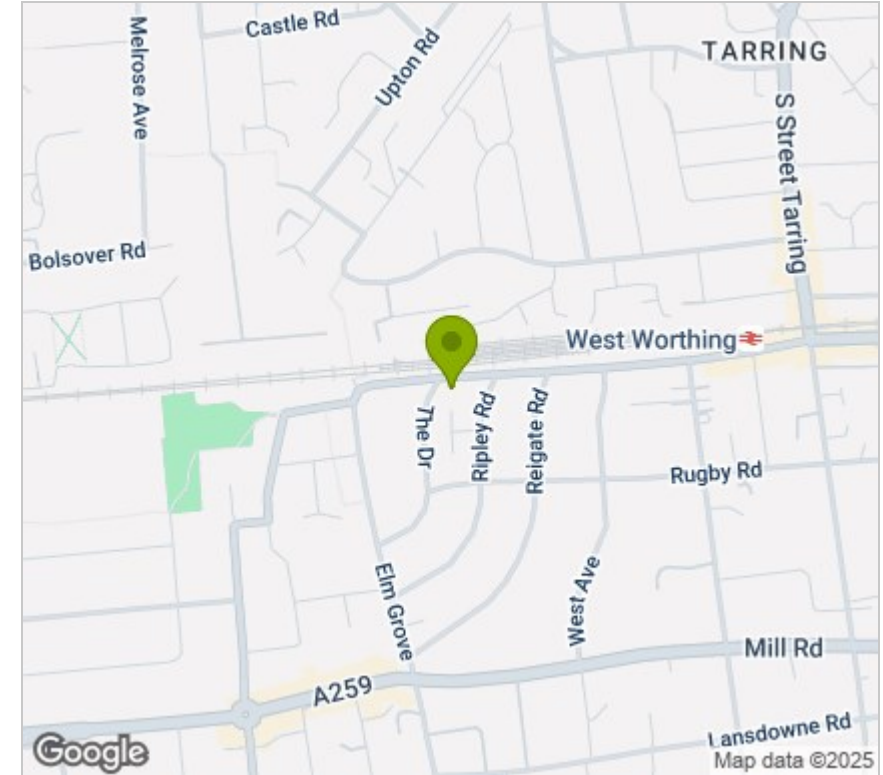
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## Area Map



## Energy Efficiency Graph

